

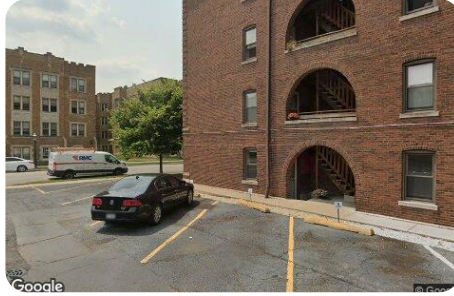
Condominium

**RESIDENTIAL**

# 58 FOREST AVE APT 2N

RIVERSIDE, IL 60546

**\$155,833** TopHap Estimate · \$283 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**1**

BEDS

**1**

BATHS

**551 ft<sup>2</sup>**

LIVING AREA

**0.53 ac**

LOT SIZE

**1925**

YEAR BUILT

## VALUATION

**\$156K**

\$147K low

\$164K high

Last Sale

**\$105,500 · Oct 13, 2021**

Est. Owner Equity

**\$55,846**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,252 (2023) |
| Assessed Value        | \$10,354       |
| Previous Assessed     | \$10,354       |
| Assessor Market Value | \$103,540      |

## PROPERTY FACTS

|               |             |
|---------------|-------------|
| Property Type | Condominium |
| County        | Cook        |
| Lot (acres)   | 0.53        |
| Heating       | None        |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 1<br>WILDFIRE | 70<br>HEAT | 68<br>STORM | 45<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------|-----------|--------------------|--------|
| Sep 24, 2021 | Resale            | Warranty Deed | \$105,500 | \$191              | \$100K |
| Apr 3, 2013  | Resale            | Grant Deed    | \$52,500  | \$95               |        |
| Dec 3, 2012  | Recorded document | Warranty Deed |           |                    |        |
| Jan 13, 2010 | Financing         | Mortgage      |           |                    | \$1.7M |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Central Elementary School        | Elementary | PK–5   | 0.1 mi   |
| Hauser Junior High School        | Middle     | 6–8    | 0.1 mi   |
| Riverside Brookfield High School | High       | 9–12   | 0.5 mi   |

District: Riverside Brookfield Township School District 208

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 60546

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>50</b><br>CRIME INDEX | <b>127</b><br>AIR POLLUTION | <b>17,001</b><br>POPULATION | <b>\$106K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>54%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|